



City of Marco Island  
 Community Development Department  
 50 Bald Eagle Drive  
 Marco Island, FL 34145  
 Phone: 239-389-5000 or FAX: 239-393-0266

PF-11

**BOAT DOCKING FACILITY**  
**EXTENSION PETITION**

Petition number: **BD-**\_\_\_\_\_ Date Received: \_\_\_\_\_

Planner: \_\_\_\_\_

**ABOVE TO BE COMPLETED BY STAFF**

Property Owner(s): Geoffrey and Diane Strong

Owner's Address: 742 Pelican Ct

Telephone: 832 940 5723 Fax: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Site Information**

Address: 742 Pelican Ct Property ID #: 57859800006

Subdivision: Unit 10 Block: 332 Lot(s): 31

Width of Waterway: 100 ft; measured from  plat  survey  visual estimate

Width of Nav. Channel: 50+ ft; measured from  plat  survey  visual estimate

Total property water frontage: 80 ft Total proposed protrusion: 27,5 ft

Setbacks provided: 25 ft Setbacks required: 27.5 ft

Number and length of vessels to use facility: 1. 46 ft 2. \_\_\_\_\_ ft 3. \_\_\_\_\_ Ft

Description of project (# of slips, boatlifts, deck square footage, etc.)

Install three new 12" pilings to moor catamaran 46 LOA, beam 24 ft 1 inch

\_\_\_\_\_  
 \_\_\_\_\_

### Zoning and Land Use

Property Subject	Zoning	Land Use	Protrusion of Existing Dock Facility
N	_____	_____	_____
S	_____	_____	_____
E	_____	_____	_____
W	_____	_____	_____

The following criteria, (pursuant to Ordinance 03-15) shall be used as a guide by staff in determining its recommendation to The City of Marco Island Planning Board in its decision to approve or deny a particular dock extension request. Please provide a **narrative** response to the listed criteria and/or questions. Attach additional pages if necessary.

- Does the proposed boat docking facility meet the other standards (setbacks, height, etc.) set forth in Ordinance 03-?**

Meets all standards except the 25 ft setback from the seawall into the canal.

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- Is there sufficient water depth where the proposed vessel(s) is to be located (as a general guide, -4 feet mean low water is deemed to be sufficient) to allow for safe mooring of the vessel?**

Yes there is sufficient water depth for the proposed mooring location (MLW -4.1 ft = NAVD -5.9 ft).

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**3. Are there any special conditions related to the subject property or waterway which justify the proposed dimensions and location of the proposed boat docking facility?**

The boat could be moored by installing a steel channel directly against the seawall and stay within the 25 ft setback. Allowing the additional 2.5 ft of setback enables the following setback allows enables thje following:

- 1) use of wood pilings which are stronger
- 2) avoids having to dredge near the seawall, conmpromising its strength
- 3) allow use of existing piles and decking (installed 2020)

**4. Does the proposed boat docking facility and moored vessel protrude greater than 25% of the width of the navigable waterway and is a minimum of 50% of the waterway width between dock structures/moored vessel(s) on the opposite side of the waterway maintained in order to ensure reasonable waterway width for navigability?**

Yes the proposed docking facility protrudes greater than the 25% width of the navigable waterway. Even with the proposed 27.5 ft setback, the docking facility would provide more than 50% of the waterway width between dock structures/moored vessels.

**5. Is the proposed dock of minimal dimensions necessary in order to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance without the use of excessive deck area?**

Yes the proposed dock facility is designed to provide the minimum dimensions necessary to secure the vessel safely.

6. Is the proposed structure of minimal dimensions and located (designed) to minimize the impact of view to the channel by surrounding property owners?

Yes the proposed dock facility is designed to minimize views to the channel.

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7. Is the moored vessel in excess of 50% of the length of the waterfrontage such that the addition of a dock structure will increase the impact on or negatively impact the view to the waterway by surrounding property owners? (In the case of multi-family developments and public marinas, the 50 percent provision may be exceeded).

Yes the moored vessel 46 ft long exceeds 50% of the 80 ft waterfrontage.

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There are no dock structures beyond the nominal seawall decking and pilings.

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8. Will the proposed location and design of the boat docking facility and moored vessel(s) be such that it may infringe upon the use of neighboring properties, including any existing dock structures?

The proposed moored vessel would have a slight impact on the boat access of the

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neighbor directly North (696 Pelican Ct). The property owner John Ferriera supports the

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proposed setback increase to 27.5 ft.

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10. Regarding existing benthic organisms in the vicinity of the proposed extension:

- a. Are seagrasses located within 200 feet of the proposed dock?

No indication of seagrasses within 200 ft of the proposed dock.

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**b. Is the proposed dock subject to the manatee protection requirements in Sec 10 of Ordinance 00-04?**

No.

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AFFIDAVIT

We/I, Geoffrey Strong being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, Staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize \_\_\_\_\_ to act as our/my representative in any matters regarding this Petition.

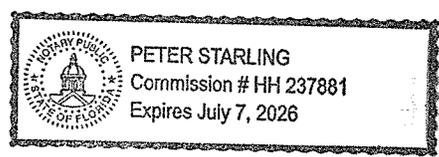
*Geoffrey Strong*  
Signature of Property Owner  
Geoffrey Strong  
Printed Name of Property Owner

\_\_\_\_\_  
Signature of Property Owner  
\_\_\_\_\_  
Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 28th day of June, 2024, by Geoffrey Strong, who is personally known to me or has produced \_\_\_\_\_ as identification.

State of Florida  
County of Collier  
*Peter M. Starling*  
Signature, Notary Public, State of Florida  
**Peter M. Starling**  
Printed, Typed, or Stamped Name of Notary

(Seal)



**BOAT DOCK EXTENSION APPLICATION SUBMITTAL CHECKLIST**

*Required public hearing(s) will not be scheduled until the boat dock extension application package has been deemed by staff to be complete.*

- \_\_\_\_\_ Pre-application notes/minutes (Call 389-5039 to schedule a pre-application meeting)
- \_\_\_\_\_ Completed application
- \_\_\_\_\_ Completed Owner/Agent affidavit, signed and notarized
- \_\_\_\_\_ Site plan, drawn to scale, illustrating all of the following:
  - \_\_\_\_\_ Location map
  - \_\_\_\_\_ Lot dimensions and land contour of subject property
  - \_\_\_\_\_ Riparian line(s)
  - \_\_\_\_\_ Required dock setbacks
  - \_\_\_\_\_ Configuration and dimensions of decking, boatlifts, boat mooring areas of the (a) existing, (b) proposed, and (c) adjacent boat docking facilities.
  - \_\_\_\_\_ Water depth survey, completed by a professional Florida engineer, licensed marine contractor, registered surveyor, or other person deemed to be qualified by the Community Development Director or his designee, using the format attached to the application form.
- \_\_\_\_\_ Permit number and Certificate of Completion date for the original construction of existing boat docking facility, if applicable
- \_\_\_\_\_ Resolution number and date of previous boat dock extension requests, if applicable
- \_\_\_\_\_ Application fee (checks should be made payable to "City of Marco Island") in the amount of \$1,500.

**PUBLIC NOTICE REQUIREMENT:** In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspapers as required in the Marco Island Land Development Code (LDC). If an application is filed for which a fee is not listed herein, staff shall assess the fee based upon actual time spent reviewing the petition.  
**Marco Island Code of Ordinances Section 30-8(a). Amended 11/01/2021**

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

I understand that, in addition to approval of this dock extension, a building permit is required prior to commencement of construction. I also understand that if the City of Marco Island Planning Board approves this dock extension, an affected property owner may file an appeal within 14 days of the hearing. If I proceed with construction during this time, I do so at my own risk.



\_\_\_\_\_  
Signature of Petitioner or Agent

28 Jun 2024

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Date